

8 No. 2823

DOCT No. 2770/2010

A-207

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

W 588846

S.No. 2929 Date: 08/07/2010

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajandranagar (M), R.T. Dist.

Sold to: Santosh

S/o. D/o. W/o: Sheela

For Whom: Green Wood Estates

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 13th day of August 2010 at SRO, Vallabhnagar, Hyderabad by and between:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 40 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

A.N.D

1. MR. ANIL HALDAR SON OF LATE SHRI. ATINDRA KUMAR HALDAR, aged about 39 years, Occupation: Service

2. MRS. PURNIMA HALDAR WIFE OF MR. ANIL HALDAR, aged about 36 years, Occupation: Housewife, both are residing at Flat No. 205, Padmini Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500016, hereinafter referred to as the Buyer. The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For Greenwood Estates

For Greenwood Estates

Reddy
Partner

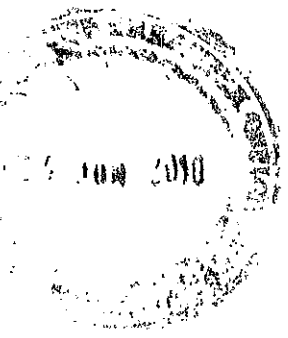
Partner

Purnima

SCANNED

2964

14



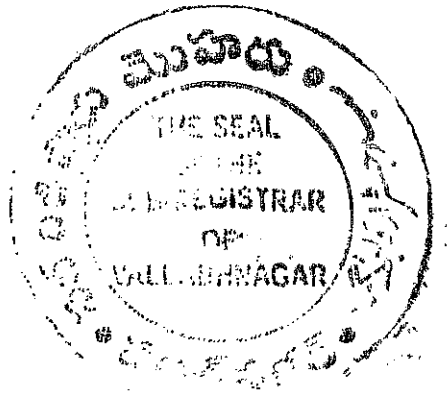
1 క పుస్తకము 2010 సం/శా.శ. 1932 వ.సం. వా
 దస్తావేజు సం. 2270 మొత్తము కారితముల సంఖ్య 12
 ఈ కారితము వరుస సంఖ్య (1)

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

(Handwritten signature)
 సర్-రిజిస్ట్రారు

I. Stamp Duty:	
1. In the shape of stamp papers.....	Rs. 100 200
2. In shape of challan (s/10, 41, of I.S. Act, 1899).....	Rs. 24630 200
3. In the shape of the stamp of I.S. Act, 1899.....	Rs. -
4. adjustment of stamp.....	Rs. -
II. Transfer Duty:	
1. In the shape of.....	Rs. -
2. In the shape of.....	Rs. -
III. Registration fees:	
1. In the shape of challan.....	Rs. 1000 200
2. In the shape of cash.....	Rs. -
IV. User Charges:	
1. In the shape of challan.....	Rs. 100 200
2. In the shape of cash.....	Rs. -
Total	Rs. 125930/-



2010 వ. సం. 1932 నెం. 13 వ. సం.
 1932 శా.శ. సం. (1932) మొత్తము 22 వ. సం. వా

1 మరియు 2 గంటల మధ్య పల్లభాచార్య సర్ రిజిస్ట్రారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఏ ను అనుసరించి
 సాక్షులందరూ సహజంగా ఉన్నట్లు మరియు సేవలను అందించే
 దాఖలు చేసే రుసుము రూ. 1000 200 లు చెల్లించినట్లు
 వారి ఇచ్చినట్లు టిప్పణి
 ఎడమ పోటనవెలు

(Handwritten signature)
(Handwritten signature)

K. Prabhakar Reddy, S/o. K. Prabhakar Reddy, Occupation: Service.
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 8/1212/08
 dated 9.1.08 registered at SRO
 Ranga Reddy District. Vallabhnagar

(Handwritten signature)

Anil Halder
 s/o. Late Atindra Kumar Halder
 own Service
 R/o. 205, Padmanjali Apts, Chikoti Gardens,
 Begumpet, Hyderabad.



WHEREAS:

- A. The Buyer under a Sale Deed dated 13.08.2010 has purchased a semi-finished, apartment bearing no. 207 on the second floor in block no. 'A', admeasuring 1665 sft, of super built up area in residential apartments styled as 'Greenwood Residency' forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment). This Sale Deed is registered as document no. 2769/10 in the office of the Sub-Registrar, Vallabnagar, Hyderabad. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the Scheduled Apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 207 on the second floor in block no. 'A' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no. 207 on the second floor in block no. 'A', admeasuring 1665 sft. of super built up area together with proportionate undivided share of land to the extent of 89.18 sq. yds, and a reserved parking space for single car on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 24,73,000/- (Rupees Twenty Four Lakhs Seventy Three Thousand Only).
2. The Buyer has already paid to the builder an amount of Rs. 13,50,000/-(Rupees Thirteen Lakhs Fifty Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
3. The Buyer shall pay the balance amount of Rs. 11,23,000/-(Rupees Eleven Lakhs Twenty Three Thousand Only) to the builder in the following manner:

Installment	Amount	Due Date of Payment
Installment I	1,48,000/-	14.09.2010
Installment II	7,75,000/-	On completion of flooring, bathroom tiles, doors etc.,
Installment III	2,00,000/-	On completion

For Greenwood Estates

For Greenwood Estates

Siddhy
Partner

Prerna
Partner

Prerna

1 వ పుస్తకము 2010 సం/తా.శ.1932 వ.నం: 1
 దస్తావేజు నెం. 2710 మొత్తము కాగితముల సంఖ్య (12)
 ఈ కాగితము వరుస సంఖ్య (2)

S.M. Hussain
 సబ్-రిజిస్ట్రారు

వి.సం.క.ట.వ.వే.లు

 ఎ.పి.సి.సి.సి.

Purnima

Purnima Halder
 W/o. Anil Halder
 R/o. 205, Padmini Epts,
 Chikoti Gardens, Begumpet, Hyderabad

1) Vamsidhar

Vamsidhar N.A
 S/o. A.V.S. Sharma
 Flat No. 102, Vineyard Apt.
 H.No. 34-142/1, Boharani Colony,
 Rainkippuri, Sec' had - 500094,

2) B. Ravi

B. RAVI KUMAR S/o. RAUKUND RAO
 Occ: Business R/o. Alwal, SecBad.

20 10 వ నం. 13 వ తేది
 19 32 వ తా.శ. 22 వ తేది

S.M. Hussain
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్
 S.M. HUSSAINI



4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 207 on the second floor in block no. 'A' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 22.03.2011 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.

For Greenwood Estates

Bobby
Partner

For Greenwood Estates

M. R. S.
Partner

P. S. S.
P. S. S.

1 వ పుస్తకము 2010 సం/శా.న. క 32వ సం. పు
 దస్తావేజు నెంబరు 2770 ముద్రము కారితముల సంఖ్య 12
 ఈ కారితము వరుస సంఖ్య (3)

S.M. Hussaini
 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 2770/10 Date 13/8/10

I hereby Certify that the deficit Stamp duty
24630/- (Rs. Twenty four thousand
six hundred and thirty only)
 has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed
 Market Value of Rs. 2473000/-
 been higher than the consideration

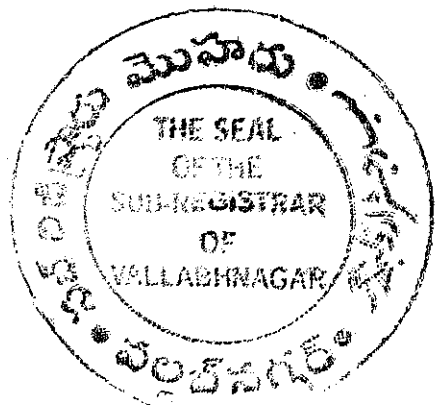
S.M. Hussaini
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

An amount of Rs. 24630/- towards Stamp Duty
 including Transfer Duty and Rs. 1000/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 13/855 Dated 13/8/10
 at SBH Begumpet Branch (299)
 Dt. 13/8/10
 St. SRO Vallabh Nagar

S.M. Hussaini
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2010 సం. / శా.న. 1932వ సంఖ్య
 2770 నెంబరుగా రిజిస్ట్రు చేయబడినది. స్కాపింగ్
 విమర్శ గుర్తింపు నెంబరు 1568-12930-2010.
 తేదీ - 13/8/10.

S.M. Hussaini
 సబ్-రిజిస్ట్రారు
 వల్లభ నగర్.
S.M. HUSSAINI



11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Greenwood Residency project.
15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Greenwood Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For Greenwood Estates

Seddy
Partner

For Greenwood Estates

[Signature]
Partner

[Signature]
[Signature]

1 వ పుస్తకము 2010 సం/శా.శ.19 32 వ.నం 1
దస్తావేజు నెం 2270 మొత్తము కారితముల సంఖ్య 42
ఈ కారితము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు



19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. 24,730/- is paid by way of challan no. 121835 dated 13.08.2010, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 24,730/- paid by the way of pay order No. 157449 dated 12.08.2010, HDFC Bank, S. D. Road Branch, Secunderabad.



SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no. 207 on the second floor in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

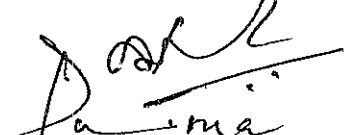
1. 
2. 

For Greenwood Estates


Partner

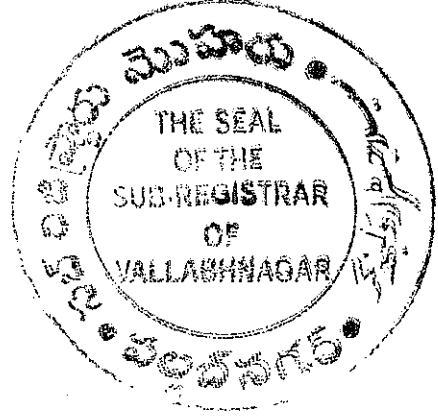
For Greenwood Estates


BUILDER Partner


BUYER

1 వ పుస్తకము 2010 సం/శా.స. 1922 వ.నం పు.
దస్తావేజు నెం 2010 మొత్తము ఆగితముల సంఖ్య 42
ఈ ఆగితము వరుస సంఖ్య (5)

(Handwritten Signature)
సచి-రిజిస్ట్రారు



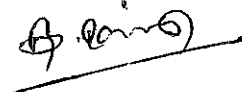
**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Ceramic tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished. Other doors - enamel
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado with bathtub in one bathroom.
Utility room	Separate utility area in each flat	
Sanitary	Branded sanitary ware	
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Greenwood Estates

For Greenwood Estates

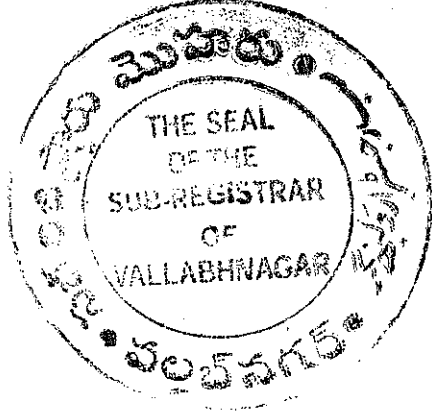

Partner BUILDER Partner




BUYER.

1 వ పుస్తకము 2010 సం/శా.శ. 1932 వ.సం. 2
దస్తావేజు నెం 2775 మొత్తము కాగితముల సంఖ్య (9)
ఈ కాగితము పరుస సంఖ్య (6)

M. V. Lakshmi
నల్-లజ్జయ్య



REGISTRATION PLAN SHOWING.

FLAT NO. 207 IN BLOCK NO. 'A' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

IN SURVEY NOS. 202, 203, 204, 205 & 206

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

BUILDER: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI & OTHERS

BUYER: 1. MR. ANIL HALDAR SON OF LATE ATINDRA KUMAR HALDAR

2. MRS. PURNIMA HALDAR WIFE OF MR. ANIL HALDAR

REFERENCE:
AREA: 89.13

SCALE:
SQ. YDS. OR

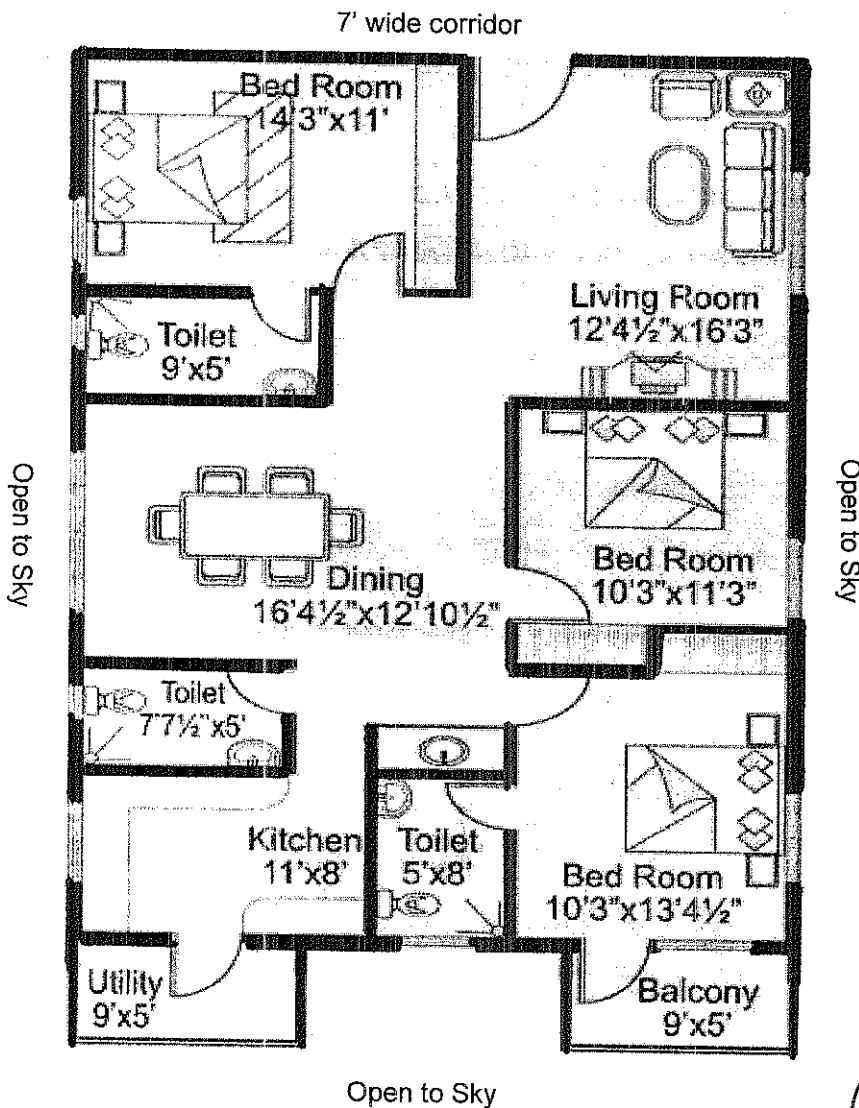
INCL:
SQ. MTRS.



EXCL:



U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.



For Greenwood Estates

Seddy
Partner

For Greenwood Estates

Anil
Partner

SIG. OF THE BUILDER

Purnima

SIG. OF THE BUYER

WITNESSES:

1. *[Signature]*
2. *[Signature]*

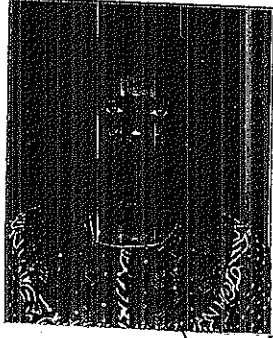
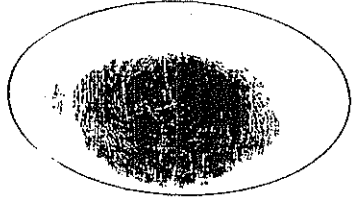
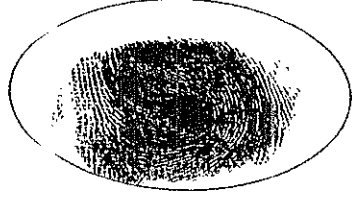
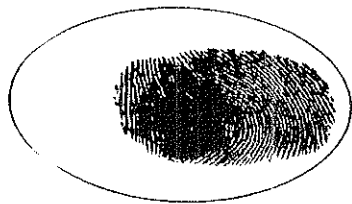
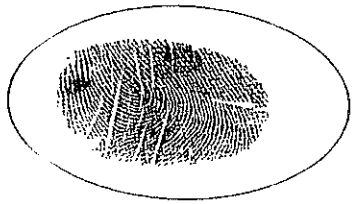
1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.నం. 1
దస్తావేజు నం. 1770 మొత్తము కారితముల సంఖ్య (9)
ఈ కారితము వరుస సంఖ్య (7)

(Handwritten Signature)
సబ్-రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--



BUILDER:

M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD, SECUNDERABAD -500 003
REP. BY ITS PARTNERS

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES
UMA NAGAR, 1ST LANE
BEGUMPET
HYDERABAD

**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01.2008:**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003.

BUYERS:

1. MR. ANIL HALDAR
S/O. LATE ATINDRA KUMAR HALDAR
R/O. FLAT NO. 205, PADMINI APARTMENTS
CHIKOTI GARDENS, BEGUMPET
HYDERABAD - 500016.
2. MRS. PURNIMA HALDAR
W/O. MR. ANIL HALDAR
R/O. FLAT NO. 205, PADMINI APARTMENTS
CHIKOTI GARDENS, BEGUMPET
HYDERABAD - 500016.

SIGNATURE OF WITNESSES:

- 1.
- 2.

Greenwood Estates
Partner

For Greenwood Estates

Partner

Reddy
Partner

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2010 సం/శా.స.19 2 వసం. 2
దస్తావేజు ఫోన్ 244 మొత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (8)

Dr. H. R. S.
సచి-లక్షణారూ



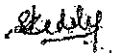
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI


पिता का नाम /FATHER'S NAME
VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

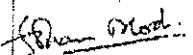
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI


जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE



मुख्य आयकर आयुक्त, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA



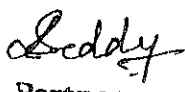
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

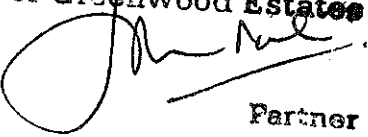
Signature




10067008

Prasanna

For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

1 వ పుస్తకము 2010 సం/శా. 1932 వ.సం. వు
దస్తావేజు నెం. 2770 మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య (9)

చ. హుస్సేన్
సబ్-రిజిస్ట్రారు




आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

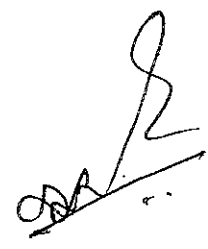
ANIL HALDER
ATIN HALDAR

19/03/1971

Permanent Account Number
ABMPH9913J


Signature





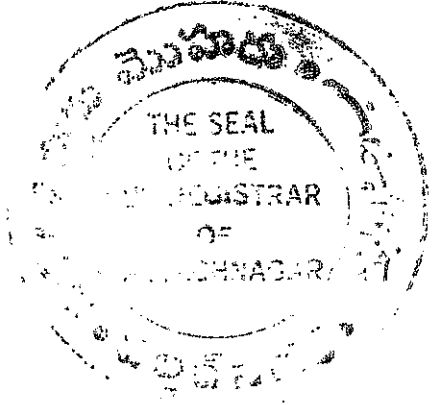
In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTISE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/जिटाएं
आयकर पैन सेवा यूनिट, एटीआईएस,
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614

1 వ పుస్తకము 20/0 సం/కా.శ.1932 వ.సం. 1
దస్తవేజు నెంబర్ 2270 మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య (10)

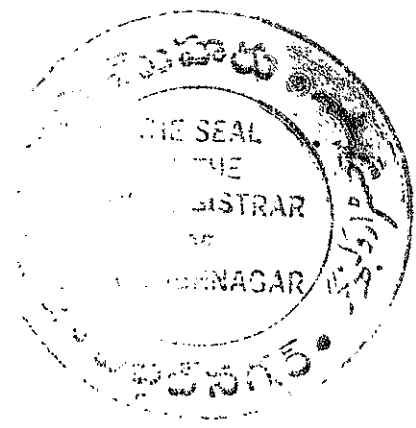
V. N. H. (in)

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 2010 సం/శా.న. 19 32 వ సం. 4
దస్తావేజు నం. 2770 కారితము కారితముల సరికట్ట (12)
ఈ కారితము వరుస నంబర్లు (11)

Dr. H. H. Rao
సీ-రిజిస్ట్రారు



भारत सरकार
विदेश विभाग

भारत सरकार के विदेश विभाग द्वारा जारी किया गया है।
यह पासपोर्ट भारत के नागरिकों के लिए है।
यह पासपोर्ट केवल भारत के विदेशों में प्रयोग के लिए है।
यह पासपोर्ट केवल भारत के विदेशों में प्रयोग के लिए है।
यह पासपोर्ट केवल भारत के विदेशों में प्रयोग के लिए है।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR IMITATED IN ANY WAY.

LOSS THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/आपकी अभिभावक (Name of Father/Legal Guardian)

RAJIV LOCHAN CHOWDHARY

माता का नाम (Name of Mother)

GEETA CHOWDHARY

पति या पत्नी का नाम (Name of Spouse)

पता (Address)

**G 210 MAYFLOWER PARK
MALLAPUR HYDERABAD 500076**

पुराना पासपोर्ट का अं. और क्रमांक जारी होने का स्थान एवं तिथि (Old Passport No. with date and Place of issue)

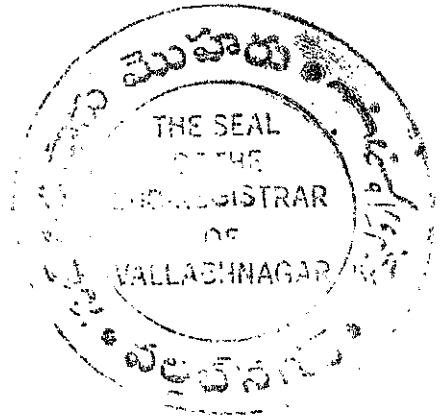
पासपोर्ट अं. /File No.

HYDHR370306

Puma

1 బ పుస్తకము 2010 సం. నా. శ. 19 22 వ. నం. పు
దస్తావేజు నం. 2770 ముక్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య 12

Dr. H. W. M.
సబ్-రిజిస్ట్రారు



A-207

2822

Doc't No. 2769/2010

भारतीय गैर न्यायिक

रु सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 2253 Date: 08/10/2010 Rs. 100/-

W 588845

Sold to: Santosh

S/o. B/o: Shankar

For Whom: Green wood Realty

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this 13th day of August 2010 at SRO, Vallabhnagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, IInd floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 40 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 41 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
 2. SHRI. K. GOPINATH, S/O. SHRI. K. BHASKAR aged about 18 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
 3. SHRI. A. PURUSHOTHAM, S/O. SHRI. A. VITTAL, aged about 41 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
 4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL, aged about 33 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
 5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 40 years, Occupation Business, R/o. H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.
- being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 40 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, the Managing Partners / Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners"

For Greenwood Estates

For Greenwood Estates

(Signature)

(Signature)

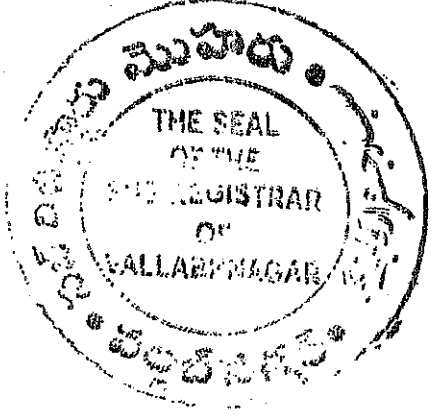
1 వ పుస్తకము 2010 సం/త.శ. 19 22 వ సం. పుస్తకము
 దస్తావేజు నెం. 2269 మొత్తము కారీ:ముల సంఖ్య (1) by
 ఈ కారీ:ము వరుస: సంఖ్య (1)

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

Rs. 100 =
 Rs. 24000 =
 Rs. 6000 =
 Rs. 100 =
 Rs. 190100 =

S.M. HOSSAIN
 సీల్-రిజిస్ట్రారు



I. Stamp Duty:

- In the shape of stamp papers
- In the shape of challan (U/s 12 of U.S Act, 1999)
- In the shape of cash (U/s 11 or 12 of U.S Act, 1999)
- adjustment of stamp duty U/s 16 of U.S Act, 1999 if any

II. Transfer Duty:

- In the shape of challan
- In the shape of cash

III. Registration Fee:

- In the shape of challan
- In the shape of cash

IV. User Charges:

- In the shape of challan
- In the shape of cash

Rs. 24000 =
 Rs. —

Rs. 6000 =
 Rs. —

Rs. 100 =
 Rs. —

Rs. 190100 =

Total
 2010 వ సం. 13 వ తేది
 1972 త.శ. నెం. 22 వ తేది

మరియు K. Prabhakar Reddy

కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ సు అనుసారము

సంబంధించిన ఫోటో గ్రాఫులు మరియు వేరుముద్రలలో నకల

దాఖలు చేసి రుసుము రూ. 6000 = లు చెల్లించినది

నాసి ఇచ్చినట్లు దిద్దుబాటు

చేయబడినది

Piravangam

Piravangam

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (D), 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 27816/108
 dated 9.01.08 registerer at SRO, Vallabhnagar
 Ranga Reddy District.



తాపించినది

Vamsidhar N.A.
 S/o. A.V. S. Sharma,
 Flat No. 102, Vineyard Apts,
 H.No. 34-142/1, Bharani Colony,
 Sainikpuri, Sec'bad - 500074;

శ్రీ. రమణి

B. RAS KUMAR S/o. Anurand Rao
 Occ: Business - R/o. Alwal, Sec Bad.

S.M. HOSSAIN

2010 వ సం. 13 వ తేది
 1972 త.శ. నెం. 22 వ తేది

సీల్-రిజిస్ట్రారు
 వల్లభనగర్

IN FAVOUR OF

1. MR. ANIL HALDAR SON OF LATE ATINDRA KUMAR HALDAR, aged about 39 years,
Occupation: Service
2. MRS. PURNIMA HALDAR WIFE OF MR. ANIL HALDAR, aged about 36 years,
Occupation: Housewife, both are residing at Flat No. 205, Padmini Apartments, Chikoti
Gardens, Begumpet, Hyderabad - 500016, hereinafter referred to as the Buyer. The expression
Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators,
executors, successor in interest, assignee, etc.

The expression Vendors, Owners and Buyer shall mean and include his/her/their heirs, successors,
legal representatives, executors, nominees, assignees etc.

WHEREAS:

- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a
part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.
R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.02.2007,
bearing document no. 741/2007 and, Sale Deed dated 5.01.2007 bearing document no.
64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its
previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above.
Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202,
203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue
of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly registered at
the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming
a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal,
R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007,
bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallab
Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts.,
in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R.
District is hereinafter the referred to as the SCHEDULED LAND and is more particularly
described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration
from its previous owners and pattedars namely:
 - a. Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - b. Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - c. Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - d. Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates

Seddy
Partner

For Greenwood Estates

[Signature]
Partner

1 వ పుస్తకము 20/0 సం/త.శ. 1932 వ.సం.
 దస్తావేజు నెంబరు 2789 మొత్తము కాగితముల సంఖ్య (16)
 ఈ కాగితము వరుస సంఖ్య (2)

Sy. H. Williams
 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT

No. 2769/10 Date 13/8/10

I hereby Certify that the deficit Stamp duty
59900/- (Rs Fifty nine thousands
nine hundred only)
 has been levied in respect of the instrument from
 Executant of this deed on the basis of agreed
 Market value of Rs. 1200000/-
 been higher than the consideration

Sy. H. Williams
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

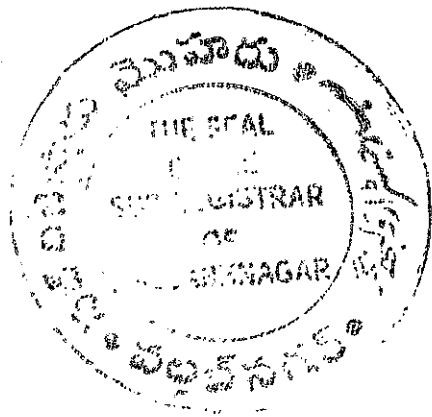
An amount of Rs. 24000/- towards Stamp Duty
 including Transfer Duty and Rs 6000/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 13/854 Dated 13/8/10
 at SBH Begumpet Branch (269)
 Dt. 13/8/10
 St. SRO Vallabh Nagar

Sy. H. Williams
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 20/0 సం. / తా.శ. 1932 వ సం. 1
 2789 నెంబరుగా రిజిస్ట్రారు చేయజేసినది సాక్షుల
 విముక్తు గుర్తింపు నెంబరు 1568-12789-10/0.

తేదీ, 13/8/10.

Sy. H. Williams
 సబ్-రిజిస్ట్రారు
 S. M. KHUSSAINI



- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq. yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq. yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing semi-finished, deluxe apartment bearing flat no. 207 on the second floor in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the proposed group housing scheme known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

Seddy
Partner

For Greenwood Estates

[Signature]
Partner

1 వ పుస్తకము 2010 సం/కా.క 1322 కే.నం. వ
దస్తావేజు నెం 2169 స్పెషియల్ కార్యముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య (3)

S. N. H. H. H.
సబ్-రిజిస్ట్రారు



- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 207 on second floor in block no. 'A', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
- a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
- b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft. situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- a) Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid by way of cheque no. 891305 dated 12.08.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.,
- b) Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of cheque no. 698189, dated 01.07.2010 drawn on HDFC Bank, Begumpet Branch, Hyderabad
- c) Rs. 75,000/- (Rupees Seventy Five Thousand Only) paid by way of cheque no. 698191 dated 18.07.2010 drawn on HDFC Bank, Begumpet Branch, Hyderabad
- d) Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 864464 dated 08.06.2010 drawn on Axis Bank, Jubileehills Branch, Hyderabad.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

For Greenwood Estates

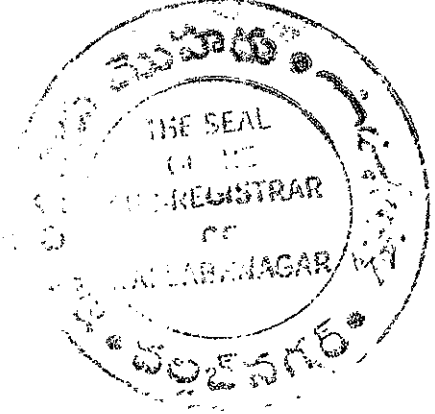
Seddy
Partner

For Greenwood Estates

[Signature]
Partner

1 బ పుస్తకము 2010 సం/శా.స. 1932 వ.నెం. పు
దస్తావేజు నెం. 2769 పుస్తకము కారితముల సంఖ్య (10)
ఈ కారితము వరుస సంఖ్య (4)

[Handwritten Signature]
సబ్-రిజిస్ట్రారు



4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.

8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-

- i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
- ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- iii. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For Greenwood Estates

Seddy
Partner

For Greenwood Estates

[Signature]
Partner

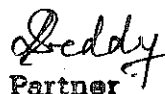
1 వ పుస్తకము 2010 సం/శా.శ.19-32 వ.సం. పు
దస్తావేజు నెం 276 స్పెషల్ కారితముల సంఖ్య 16
ఈ కారితము పరుస సంఖ్య (5)

Jy. H. H. H. H.
సచి-రిజిస్ట్రారు




- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 90,000/- is paid by way of challan No. 131857, dated 13.08.2010, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Pay order No.157450, dated 12.08.2010, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2010 సం/శా.శ. 1922 వ సం. పు
దస్తావేజు నెం 2769 స్పెషల్ కార్యము కాగితముల సంఖ్య (14)
ఈ కాగితము వరుస సంఖ్య (6)

శ్రీ. Prasad
నల్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND AREA to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 207 on the second floor in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

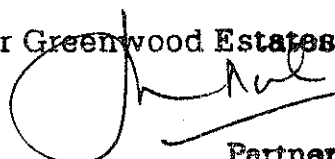
1. 

2. 

For Greenwood Estates


Partner

For Greenwood Estates

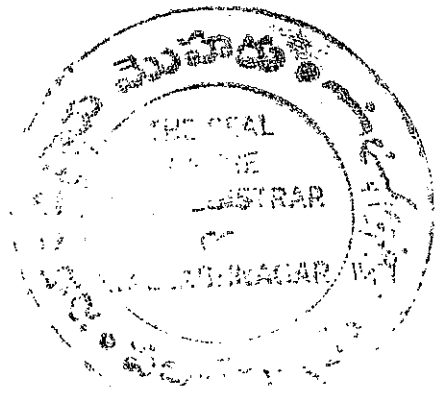

Partner

VENDOR

BUYER

1. ద పుస్తకము 2010 సం. - 32 నం. పై
దస్తావేజు నెం. 2769 నో. క్షేత్రము తాలూకా నం. 114
ఈ కాగితము వరుస నెం. 7.

14.11.11
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 207 on the second floor in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 Sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor : 1665 Sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- (f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 12,00,000/-

Date: 13.08.2010

For Greenwood Estates

Betty
Partner

For Greenwood Estates

[Signature]
Partner
Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates

Betty
Partner

For Greenwood Estates

[Signature]
Partner
Signature of the Executants

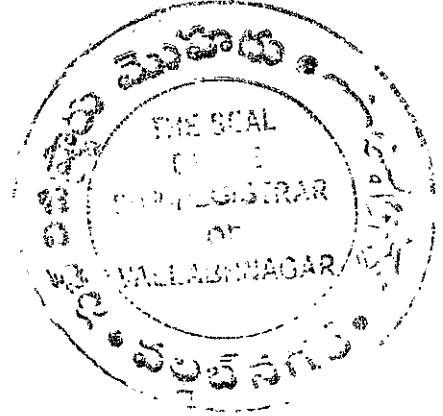
Date: 13.08.2010

Puruma
[Signature]

1 వ పుస్తకము 2010 సం/శా.శ.192 వ నం. 2
దస్తావేజు నెం 2769 మొత్తము కాగితములు సంఖ్య (14)
ఈ కాగితము వరుస సంఖ్య (8)

S/- M. S. Rao

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 207 IN BLOCK NO. 'A' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

IN SURVEY NOS. 202, 203, 204, 205 & 206

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI & OTHERS

BUYER: 1. MR. ANIL HALDAR SON OF LATE ATINDRA KUMAR HALDAR

2. MRS. PURNIMA HALDAR WIFE OF MR. ANIL HALDAR

REFERENCE:
AREA:

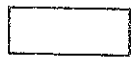
89.18

SCALE:
SQ. YDS. OR

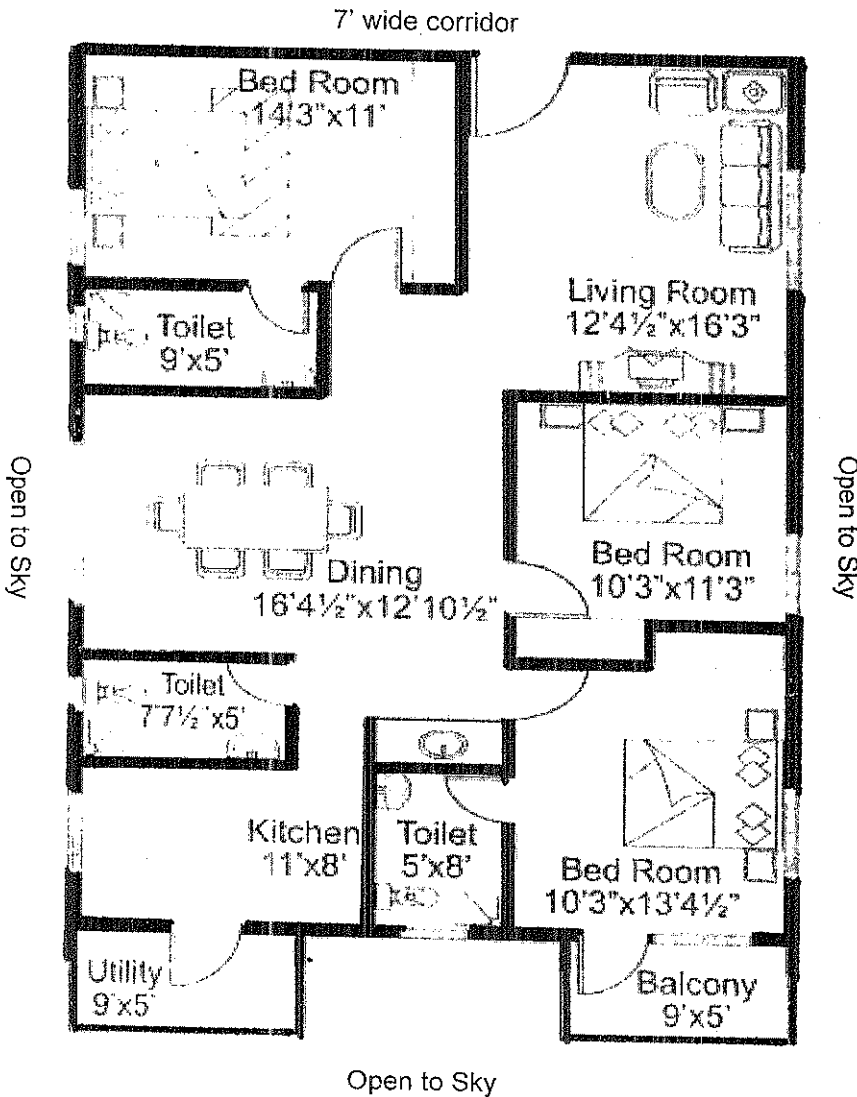
INCL:
SQ. MTRS.



EXCL:



U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.



For Greenwood Estates

Soham Modi
Partner

For Greenwood Estates

Anil Haldar
Partner

WITNESSES:

- [Signature]*
- [Signature]*

SIG. OF THE VENDOR

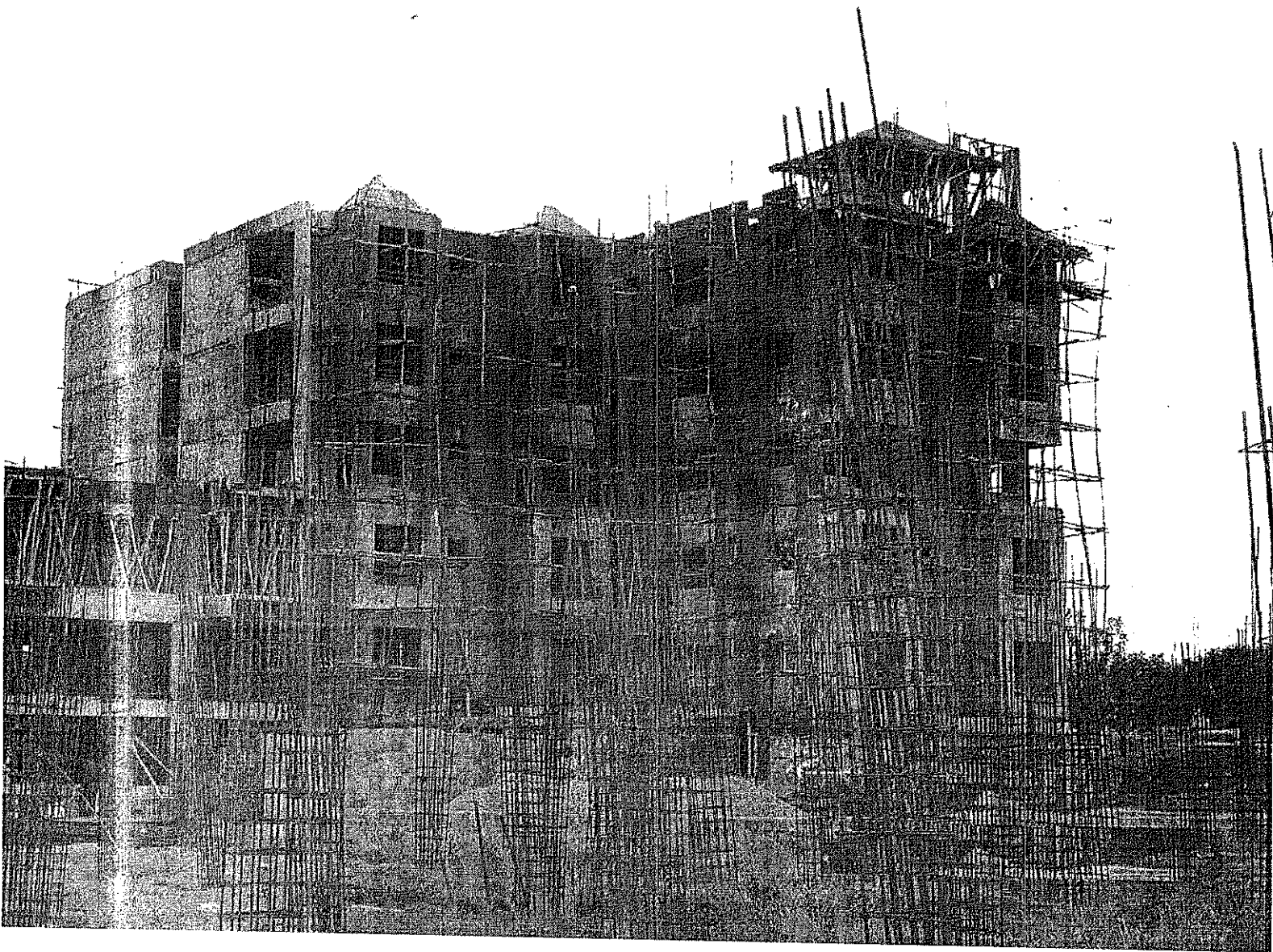
[Signature]
[Signature]

SIG. OF THE BUYER

1 వ పుస్తకము 2010 సం/శా.క - 9 32 వ.నం. వా
దస్తావేజు నెం 2769 మేత్తము కార్యముల సంఖ్య (14)
ఈ కారితము వరుస సంఖ్య (9)

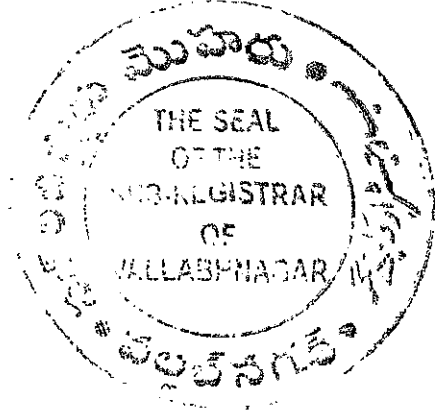
M. H. M.
సబ్-రిజిస్ట్రారు





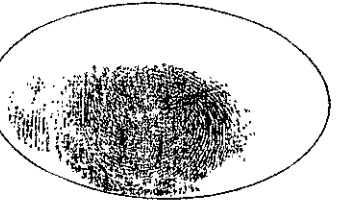
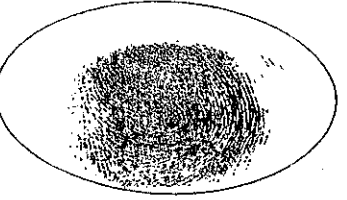
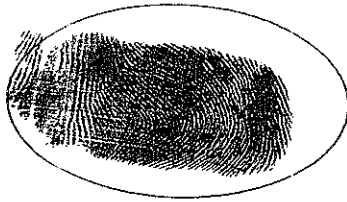
1 క పుస్తకము 2010 సం/శా.స.1932 వ.సం. ష
దస్తావేజు నెం 2769 మొత్తము తాగితము సంఖ్య (11)
ఈ తాగితము పరుస సంఖ్య (12)

↓ N. H. Rao
నల్-రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD, SECUNDERABAD -500 003
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES
UMA NAGAR, 1ST LANE
BEGUMPET
HYDERABAD

**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01.2008:**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003.

BUYERS:

1. MR. ANIL HALDAR
S/O. LATE ATINDRA KUMAR HALDAR
R/O. FLAT NO. 205, PADMINI APARTMENTS
CHIKOTI GARDENS, BEGUMPET
HYDERABAD - 500016.

2. MRS. PURNIMA HALDAR
W/O. MR. ANIL HALDAR
R/O. FLAT NO. 205, PADMINI APARTMENTS
CHIKOTI GARDENS, BEGUMPET
HYDERABAD - 500016.

SIGNATURE OF WITNESSES:

1.

2.

ood Estates

Partner

For Greenwood Estates

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1 క పుస్తకము 2010 సం/భా.శ. 1932 వ.నం. పు
దస్తావేజు నెం. 2769 మొత్తము ఆగితముల సంఖ్య (16)
ఈ కాగితము వరుస సంఖ్య (10)

(Handwritten Signature)
నల్-లకష్టారు

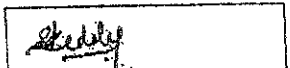



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम /NAME
SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME
VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


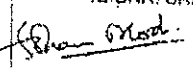

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI


पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969


हस्ताक्षर /SIGNATURE




मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT OF INDIA



PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E


Signature


100629008

Prabha

For Greenwood Estates

Sreddy
Partner



For Greenwood Estates

Prabha
Partner

1 వ పుస్తకము 2010 నం/శా.న. 19 32 వ.నం. పి
దస్తావేజు నెం. 216 మొత్తము కాగితముల సంఖ్య (10)
ఈ కాగితము వరుస సంఖ్య (11)

J. H. Rao
నల్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT
ANIL HALDER
ATIN HALDAR
19/03/1971
Permanent Account Number
ABMPH9913J
Signature
भारत सरकार
GOVERNMENT OF INDIA



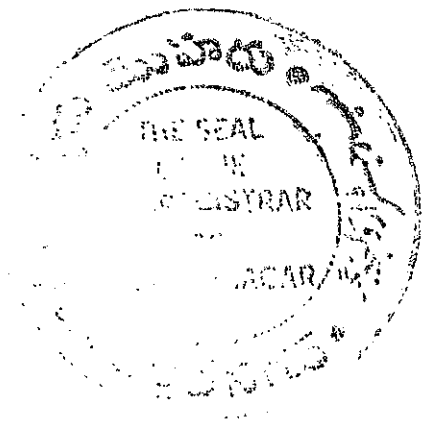
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In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, IITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीधे
आयकर पैन सेवा यूनिट, एन सी डी बेलपुर,
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई - 400 614

1. త పుస్తకము 2010 సంవత్సరము 32 నం. వి
దస్తావేజు నెం 269 సముద్రము పాఠశాలల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య (3)

SIV - HIRAN

నల్-లజ్జారు



1 వ పుస్తకము 2010 సం/శా.స.1922 వ.సం. 1
దస్త్రవేజు నెం 2169 ధీరుత్తము కాగితముల సంఖ్య 46
ఈ కాగితము వరుస సంఖ్య 614

√17.11.2010
నల్-లజ్జారు

